

**Springfield District Fairfax Center Area Land Use Committee Meeting
May 3, 2004, 7:00 p.m. Meeting Minutes
Conference Room 4 & 5, 12000 Government Center Parkway, Fairfax, VA
22035**

COMMITTEE MEMBERS PRESENT:

Mark Cummings, Chair, Brentwood Civic Association
Lowell Smith, Vice Chair, *Birch Pond Homeowners Association*
Fred Bailey, *Deerfield Forest Homeowners Association*
Gail Brugger, *Little Rocky Run Homeowners Association*
Philip Poole, *Cannon Ridge Civic Association*
Claudette Ward, Alternate Member, *Greater Willow Springs Civic Association*

COUNTY STAFF PRESENT:

Marlae Schnare, *Supervisor Elaine McConnell's Office*

OTHERS PRESENT:

Peter Murphy, *Fairfax County Planning Commission*

**APPLICATIONS PRESENTED: Natick VA Realty Corp. (BJ's Wholesale Club, Inc.)
Attorney for the Applicant: Erika L. Byrd, McGuireWoods**

Ms. Byrd made a brief presentation of the application. The applicant is requesting to construct four free standing pumps at the BJ's location at 13049 Fair Lakes Shopping Center Lane in the Fair Oaks Shopping Center. The gas facility, not a typical "service station," would be owned and operated by BJ's and offer competitively priced gasoline (no diesel) to its members only. The pumping station would be staffed and monitored at all times when the pumps are in use and open at 6:00 a.m. and close ½ hour after the wholesale club closes. BJ's is proposing this pumping station to retain its membership in the wholesale club. The traffic flow would be a one-way system that would allow up to eight cars at the pumps and 12 cars in the "stacking space." There will be landscaping similar to surrounding area, but there will be no bright lights. A sign clearly defining the pricing structure would be posted. The pumps are displacing 66 parking spots, but BJ's intends to add 34 spots near the tire center.

Questions and concerns from the committee centered around the current congestion on the spine and ring road of the shopping center and whether the pumping station, given its location, would contribute to further congestion. The issue of sufficient parking spaces was addressed as well as safety and security issues. BJ's is currently addressing these issues with Fairfax County staff.

A motion was made and seconded to approve the proposal as presented. All members present voted "YES."

The next meeting is scheduled for August 3 at 7 p.m. in conference rooms 4 & 5. Agenda TBD.

The meeting adjourned at 8:00 p.m.